



TOWN AND COUNTRY PLANNING ACT 1990

**PLANNING DECISION NOTICE – PERMISSION**

**S6/2009/2047/FP**

**ERECTION OF REAR CONSERVATORY AND RETENTION OF EXISTING  
OUTBUILDING**

**at: OAK COTTAGE RESIDENTIAL HOME 4 WILKINS GREEN LANE  
HATFIELD**

**Agent Name And Address**

SIMON FOSTER  
BLUE PRINT DESIGN  
192 STATION ROAD  
HARPENDEN  
AL5 4UL

**Applicant Name And Address**

MR F THELLAN  
4 WILKINS GREEN LANE  
HATFIELD  
AL10 9RT

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **PERMIT** the development proposed by you in your application received with sufficient particulars on 01/10/2009 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91 of the Town and Country Planning Act (As amended)

2. The development/works shall not be started and completed other than in accordance with the approved plans and details BDL/EXT/312 1 of 7 Rev B & BDL/EXT/312 2 of 7 Rev B & BDL/EXT/312 3 of 7 Rev B & BDL/EXT/312 4 of 7 Rev B & BDL/EXT/312 5 of 7 Rev B & BDL/EXT/312 6 of 7 Rev B & BDL/EXT/312 7 of 7 Rev B received and dated 23 November 2009 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

3. No development shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005

## Continuation ...

4. No development shall take place until full details on a suitably scaled plan, of native trees, representing a minimum of one new tree within the site's boundaries have been submitted to and approved in writing by the Local Planning Authority. Subsequently, these trees shall be planted and maintained as approved.

The approved tree planting shall be carried out in the first planting and seeding seasons following the completion of the development and any trees which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON: The application site lies within the Watling Chase Community Forest and the landscaping of this site is required in order to protect and enhance the existing woodland cover. In accordance with Policies ENV5 of the East of England Plan 2008.

5. No development shall take place until full details on a suitably scaled plan of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-

- f) existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction
- g) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005

6. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

7. The outbuilding shall be used solely for the purposes of storage and for no other use.

## Continuation ...

REASON: In the interest of the amenity of the adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005

8. The first glazed panel to the rear elevation of the conservatory (north-eastern corner) adjacent to 3 Wilkins Green Lane shall be finished in obscured glass.

REASON: In the interest of the amenity of adjoining occupiers in accordance with policy D1 of the Welwyn Hatfield District Plan 2005.

### REASONS FOR APPROVAL

The proposal has been considered against National Planning Policy PPS1, PPG2 and Policy SS1, ENV1, ENV5 and ENV7 of the East of England Plan 2008 and development plan policies (i.e. Welwyn Hatfield District Plan 2005 SD1, GBSP2, R1, R3, RA11, D1 and D2 in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer's report which can be inspected at these offices).

**Date:** 17/12/2009



Tracy Harvey  
Head of Development Control